



FOR LEASE | 107 CORPORATE DRIVE, SPARTANBURG, SC

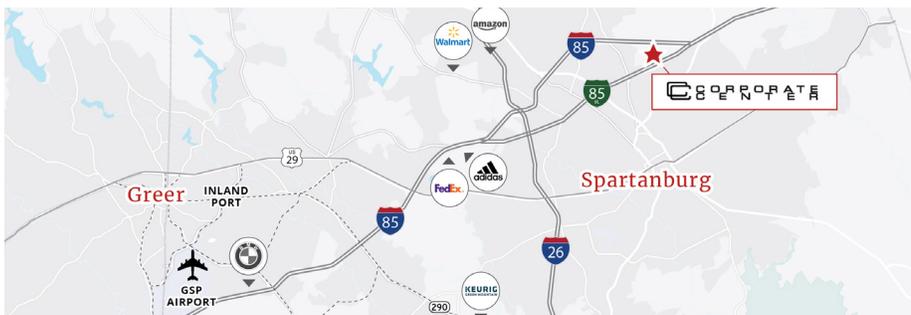
±15,000 SF Flex Space for Lease | Office and/or Lab-Ready

***Note: this is industrially oriented and not suitable for retail; appropriate for office or lab use.**

107 Corporate Center is a standalone building in park-like setting previously used for chemical preparation and hydroponics. The property is ideally located off Business 85 between Charlotte, NC and Atlanta, GA.

- Fully conditioned spaces
- Two staging areas
- 15' - 20' clear heights
- Office buildout option
- Option to modify space
- Two suites available
- Suite C ±7,000 SF
- Suite F ±8,000 SF

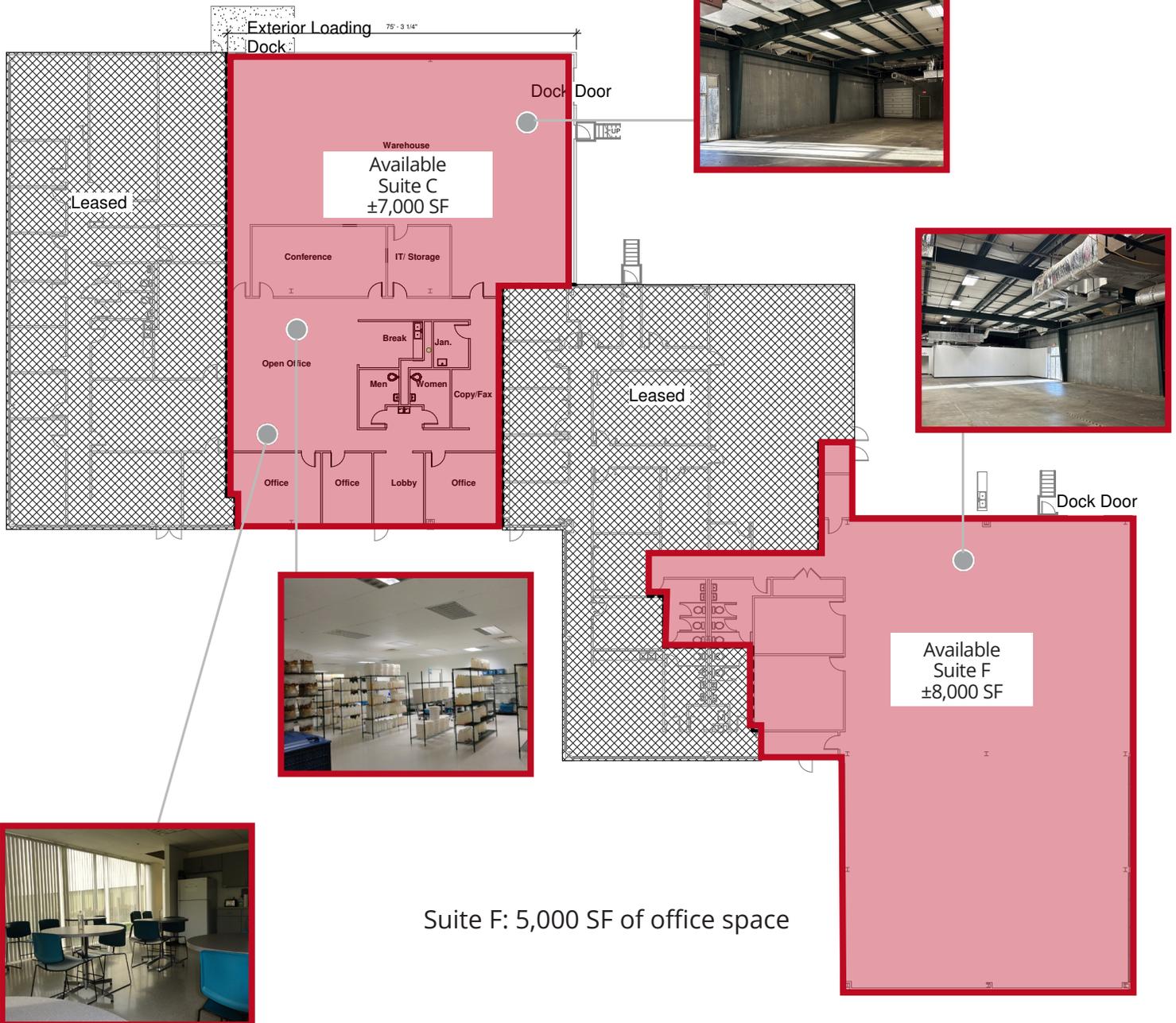
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Exterior Loading Dock

Suite C: 3,400 SF of office space



Suite F: 5,000 SF of office space

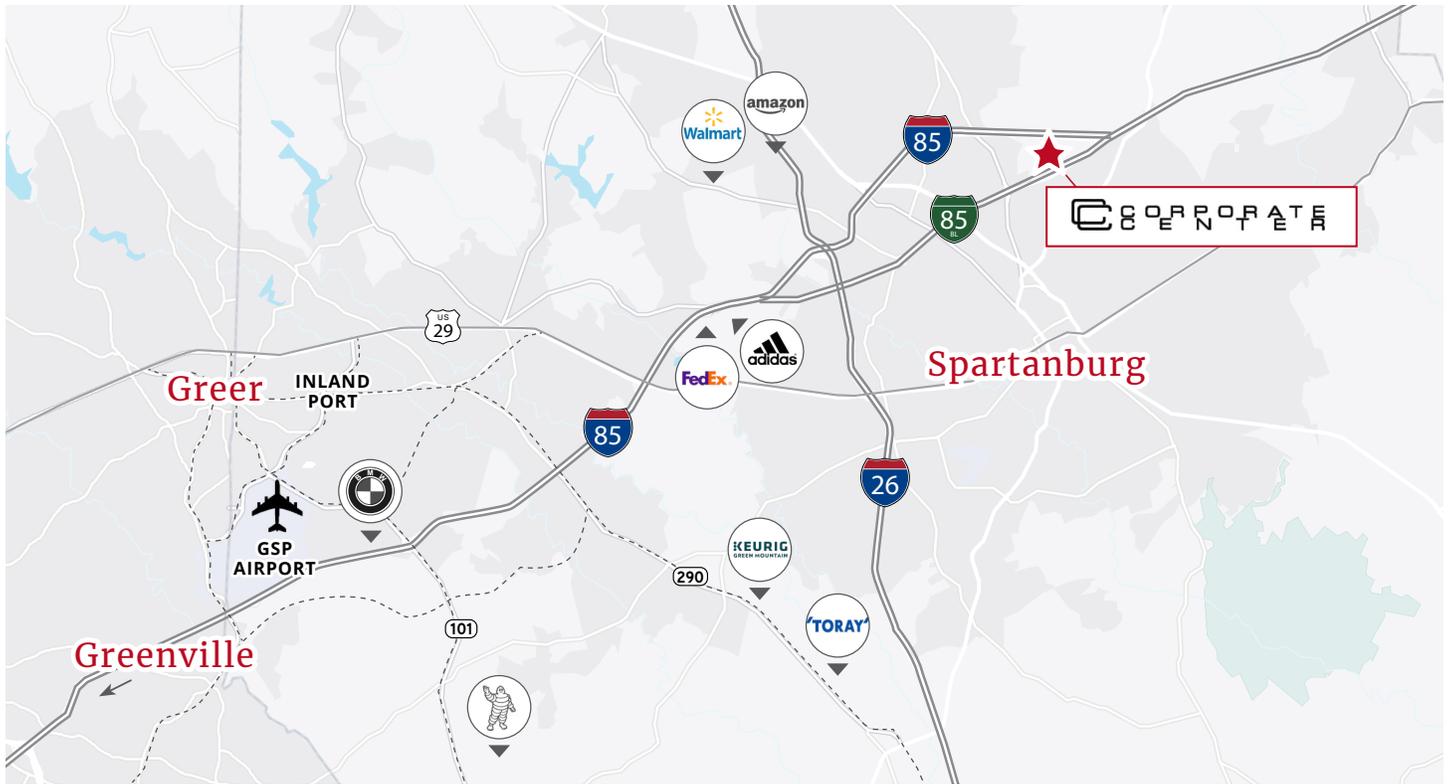


Ready for occupancy

Property Profile

Street Address:	107 Corporate Drive
Location:	Spartanburg, SC
Site:	2 spaces available
Users:	Appropriate for office or lab users
Warehouse:	1 warehouse dock high door in each unit
Parking:	52 spaces, front lot
Offices / Break area:	Dedicated per unit
	Buildout as needed
	Height from 15' to 20'
Warehouse area:	Sectioned for varied usage
	Fully conditioned space

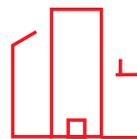
Area Map



Corporate Center Demographics (2025)



±95,411 Population
in a 5-mile radius



4,008 Total
businesses in 5-mile radius



36,100 VPD via
Business 85



±99,862 Projected
2029 population

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